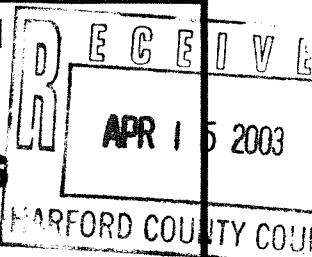


STANDARD APPLICATION
**Harford County
Board of Appeals**

Bel Air, Maryland 21014



Case No.	5349
Date Filed	4-10-03
Hearing Date	
Receipt	
Fee	\$450 ⁰⁰

Shaded Areas for Office Use Only

Type of Application	Nature of Request and Section(s) of Code
<input type="checkbox"/> Administrative Decision/Interpretation	CASE 5349 MAP 62 TYPE Variance
<input type="checkbox"/> Special Exception	
<input type="checkbox"/> Use Variance	ELECTION DISTRICT 1 LOCATION 1212 Bush Road, Abingdon, Md. 21009
<input type="checkbox"/> Change/Extension of Non-Conforming Use	BY Jon -Daniel Robert Bierman and Amanda Lee Bierman, 5609 Cullum Road, White Marsh, Md. 21162
<input type="checkbox"/> Minor Area Variance	Appealed because a variance pursuant to Section 267-36B, Table IV of the Harford County Code to
<input type="checkbox"/> Area Variance	subdivide a lot with less than the required 100 foot lot width (proposed 85 foot) in a R1 District requires
<input checked="" type="checkbox"/> Variance from Requirements of the Code	approval by the Board.
<input type="checkbox"/> Zoning Map/Drafting Correction	

NOTE: A pre-conference is required for property within the NRD/Critical Area or requests for an Integrated Community Shopping Center, a Planned Residential Development, mobile home park and Special Exceptions.

Applicant/Owner (please print or type)

Name JON - DANIEL ROBERT BIERMAN
AMANDA LEE BIERMAN Phone Number (443) 506-1185
Address 5609 CULLUM ROAD WHITE MARSH, MD 21162
Street Number Street City State Zip Code

Co-Applicant _____ Phone Number _____
Address _____
Street Number Street City State Zip Code

Contract Purchaser _____ Phone Number _____
Address _____
Street Number Street City State Zip Code

Attorney/Representative _____ Phone Number _____
Address _____
Street Number Street City State Zip Code

Hearing: 6/11/03

Land Description

Address and Location of Property 1212 BUSH ROAD

WEST SIDE OF BUSH ROAD, 250 FT. NORTH OF HARFORD TOWN DRIVE

Subdivision N/A

Lot Number N/A

Acreage/Lot Size 1.5 AC

Election District 1

Zoning R1

Tax Map No. 62

Grid No. 2D

Parcel 133

Water/Sewer: Private _____ Public ☒

List ALL structures on property and current use: VACANT MOBILE HOME AND SHEDS TO
BE REMOVED

Estimated time required to present case: 30 MINUTES

If this Appeal is in reference to a Building Permit, state number N/A

Would approval of this petition violate the covenants and restrictions for your property? N/A

Is this property located within the County's Chesapeake Bay Critical Area? Yes _____ No ☒

If so, what is the Critical Area Land Use designations: N/A

Is this request the result of a zoning enforcement investigation? Yes _____ No ☒

Is this request within one (1) mile of any incorporated town limits? Yes _____ No ☒

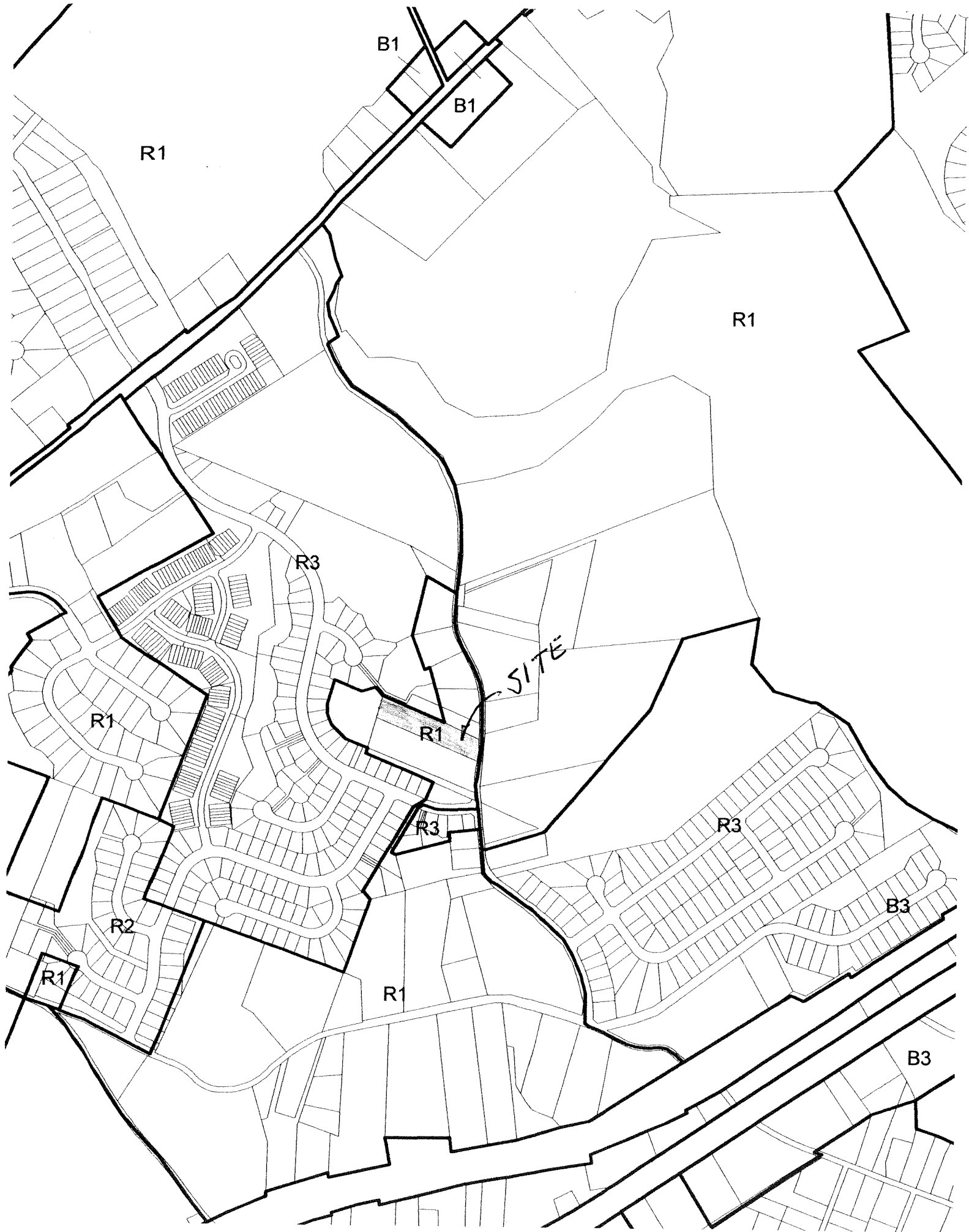
Request

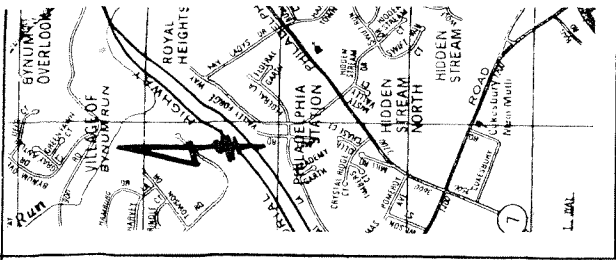
TO ALLOW A LOT WIDTH OF 85 FEET AT THE BUILDING LINE
INSTEAD OF THE REQUIRED 100 FEET.

Justification

THE OWNER WISHES TO SUBDIVIDE THE PROPERTY TO ALLOW THE CONSTRUCTION OF
TWO SINGLE FAMILY DWELLINGS. BUSH ROAD PROVIDES THE ONLY PUBLIC ACCESS
TO THE SITE, THEREFOR, A SINGLE PANHANDLE ACCESS (MIN. 25 FEET WIDE)
IS REQUIRED TO SERVICE THE REAR LOT. THE UNUSUAL SHAPE OF THE PROPERTY
(110 FEET WIDE BY 585 FEET DEEP) NECESSITATES THE REQUEST FOR THE
REDUCED WIDTH OF THE FRONT LOT, NO. 1

If additional space is needed, attach sheet to application. In answering the above questions, please refer to the Requirements that pertain to the type of approval request. (Special Exception, Variance, Critical Area or Natural Resource District (NRD) Variance, etc.)





VICINI
SCAL

GENE BROUSSARD
L. 982 F. 172, L. 847 F. 526

EXIST.
DWLG.
#1223

REGINALD SCALES
ANTHONY BARNER
L. 3289 F. 294

ZONED R1
ROAD

BUSH

EXIST. PAVING

#1220
EXIST.
DWLG.

JOAN & MICHAEL
PALMER
L. 3598 F. 537

ZONED R1

#1216
EXIST.
DWLG.

JOHN WOLINSKI
L. 1642 F. 811

MICHAEL & SYLVIA
HILKER
L. 2784 F. 575

EXIST.
DWLG.
#3911

LIANNE THOMAS
L. 2978 F. 461

EXIST.
DWLG.
#3909

OPEN SPACE
(PASSIVE)

75' BUFFER

NON TIDAL
WETLAND

10' EASEMENT
SHG TO LOT 1

LOT 2
0.240 AC.
0.99 AC.

PROG.
DWLG.

LOT 1
0.210 AC.
0.51 AC.

PROG.
DWLG.

USE-IN-COMMON DRIVE

EXIST.
DWLG.

EXIST.
DWLG.

EXIST.
DWLG.

ULES & THELMA BARE
L. 1258 F. 230

ZONED R1

#1210

#1217

#1218